

**DES MOINES COUNTY, IOWA  
ZONING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, NOVEMBER 20, 2014**

The Des Moines County Zoning Commission met in regular session on November 20, 2014 at 5:30 P.M. in the public meeting room of the SEIRPC offices at 211 N Gear Ave, West Burlington, Iowa.

**1. Call to Order**

Chairman Dick Keith called the meeting to order at approximately 5:30 P.M.

**2. Roll Call**

Commission members present: Larry Werner, Ron Breuer, Ron Wunderlich, Jon Hedges, Dick Keith

Commission members absent: John Roth

Staff Present: Jeff Hanan, SEIRPC; Amy Beavers, County Attorney

Public Present: Sheila Hulett, Bonnie Green, Ed White, Ed & Joyce Blow, Bob Kuskowski, Dennis Rivas, Kathleen Sloan

**3. Meeting Minutes**

**Motion #1:** To approve the Minutes of October 23, 2014 meeting.

**Motion by:** Werner

**Seconded by:** Hedges

**Vote:** Unanimous vote. Motion carried.

**4. New Business**

**A. Public Hearing: Request for Preliminary Plat Review – Hickory Crest Estates**

Mr. Hanan read the staff report. Mr. Keith opened the public hearing at approximately 5:31 p.m. Ed Blow noted that the fence is not completed and Mr. Upton has missed their agreed upon deadline. Mr. Hanan stated that Mr. Blow could rescind his waiver at any time prior to consideration of the Final Plat, if the fence was not completed to his satisfaction. Sheila Hulett wanted to know why she was not getting a fence. Mr. Keith explained that fences are only required for *agricultural* property and that the Hulett property is classified as *residential*. Mrs. Hulett expressed concern about flooding. She said the creek bank is eroding, that the area can only take so much and that development is going to add to the flooding of her property and make it worse. Mr. Keith explained that discussion of drainage was part of the Final Plat process. Bonnie Green asked who they could talk to about flooding issues. Mr. Keith said an engineer had prepared a plan for Mr. Upton and that it would be discussed at the meeting concerning the Final Plat. Kathleen Sloan asked about the Flood Insurance Study and how it affected this development. Mr. Hanan stated that any development within the designated floodplain would be governed by the County's Floodplain Development Ordinance and would have to meet specific standards. Bob Kuskowski said that Mr. Upton had been out of town for the past two weeks. He noted that the fence area had been cleared, materials have been ordered and the fence should be completed soon.

After further discussion Mr. Keith closed the public hearing at approximately 5:55 p.m.

**Motion #2:** To approve the Preliminary Plat for Hickory Crest Estates and forward to Board of Supervisors for approval.

**Motion by:** Werner

**Seconded by:** Wunderlich  
**Vote:** Unanimous vote. Motion carried.

**5. Old Business**

None

**6. Public Input**

None

**7. Future Agenda Items**

Review Subdivision Ordinance for changes/modifications. Mr. Keith noted that several changes were in order and that we should also consult neighboring counties to see how their Ordinances are structured. Mrs. Beavers suggested conducting a work session with the Zoning Commission and Board of Supervisors. She said she would participate/assist in discussions regarding changes to the Ordinance.

**8. Adjournment**

**Motion #3** To adjourn  
**Motion by:** Hedges  
**Seconded by:** Werner  
**Vote:** Unanimous vote. Motion carried.

The meeting adjourned at approximately 6:02 P.M.

**APPROVED:** \_\_\_\_\_  
Richard Keith Chairman

**ATTEST:** \_\_\_\_\_  
Jeff Hanan, Land Use Administrator